

**COUNCIL BLUFFS PLANNING COMMISSION  
ANNUAL MEETING  
TUESDAY, APRIL 11, 2006 - 7:00 P.M.  
COUNCIL BLUFFS PUBLIC LIBRARY – 400 WILLOW**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. ADOPTION OF AGENDA**

**4. APPROVAL – MINUTES OF THE MARCH 14, 2006 MEETING**

**5. PROOF OF PUBLICATION**

**6. REVIEW OF MEETING PROCEDURES**

**7. PUBLIC HEARINGS**

A. CASE #SAV-06-002: Public hearing on the request of the Community Development Department to vacate a portion of South 41<sup>st</sup> Street right-of-way extending southeasterly approximately 199' from the 2<sup>nd</sup> Avenue exit ramp/South 37<sup>th</sup> Street Extension. Location: Former entrance to the Frito Lay facility and the Dodge Park Club House.

B. CASE #SUB-06-010 and CASE #PC-06-002: Combined public hearing on the request of Property Investments, Inc. for preliminary plan review for a four lot commercial subdivision to be known as River Valley and concurrent planned commercial development plan review on 7.25 acres in Block 38 and Lots 1 through 15, Block 39, the vacated alleys therein and vacated 15<sup>th</sup> Avenue right-of-way adjoining both blocks, Brown's Subdivision. Location: West of South 35<sup>th</sup> Street and south of 14<sup>th</sup> Avenue.

C. CASE #ZC-06-004: Public hearing on the request of the Community Development Department to rezone the following:

From C-3 to C-4:

Parcel 1: Lots 6 through 13, Block 3, Bayliss 1<sup>st</sup> Addition along with Lots A through G, Auditor's Subdivision of Lots 14, 15 and 16, Block 3, Bayliss 1<sup>st</sup> Addition and Out Lot 1, Mynster's Addition all lying northwest of Kanesville Boulevard.

Parcel 2: Lots 1 through 10, Block 3, and Lot 10, Block 4, Mynster's Addition and Lot A, Auditor's Subdivision of Block 6, Mynster's Addition and Block 2, Bayliss 1<sup>st</sup> Addition along with vacated Mynster and Scott Streets adjacent all lying north of Kanesville Boulevard.

Location: North of Kanesville Boulevard from Oakland Avenue to North 7<sup>th</sup> Street.

D. CASE #ZC-06-005: Public hearing on the request of Joel and Beverly Allen to rezone 3521 4<sup>th</sup> Avenue (Lots 10 and 11, Block 27, Ferry Addition) from C-1 Commercial to R-2/Two Family Residential. The Community Development Department expanded the request to also rezone from C-1 Commercial to R-2/Two Family Residential, Lots 8, 9, 12 and 13, Block 27, Ferry Addition and Lots 3 through 8, Block 27, Brown's Subdivision. Location: Between 4<sup>th</sup> Avenue and 5<sup>th</sup> Avenue, west of South 35<sup>th</sup> Street.

**8. OTHER BUSINESS**

- A. City Council update
- B. Annual Report
- C. Report of Nominating Committee – Election of officers
- D. Other items of interest

**9. ADJOURNMENT**